

**Village of Cold Spring  
Historic District Review Board  
85 Main Street, Cold Spring, New York 10516  
Regular Monthly Meeting**

March 12, 2014

Members present: Chair, Al Zgolinski (arrived about 8:22 P.M.), Kathleen Foley; Members: Carolyn Bachan, Michael Bowman

K. Foley opened the meeting at 8:00pm by noting that the referral for signage at 27 Chestnut Street by SNA, LLC had been withdrawn by the building inspector.

**1. Public Hearing:**

***a. Michael Mueller, 43 Garden Street***

The Applicant proposed to modify a roofline over an existing rear addition.

The proposed roof would be a peak roof with opposing gables. Gutters and roof shingles will match existing. Mr. Mueller presented the Board with the return request receipts. There were no comments from the public. M. Bowman moved to approve the application as presented and C. Bachan seconded the motion. It was approved unanimously.

**2. Old Business:**

***a. Hudson River Expeditions, 14 Market St.***

The Applicant proposed a 24 ft. by 11 ft. fence with a single hinged gate. The proposed hinge would be a stockade standard panel strap hanger hinge with a wheel caster at the bottom of the gate. K. Foley reminded the applicant that the fence panels must be between the posts so the posts are exposed. M. Bowman moved to approve the application as presented and K. Foley seconded the motion. The applicant must submit 3 copies of the application and cut sheets of the fence and hardware. The motion passed unanimously.

**3. New Business:**

***a. Hussein Abdelhady, 124 Main St. (Silver Spoon)***

Lane Demuro, Economy Blue Prints, proposed exterior changes. The following was proposed:

- Everything above the height of the current awning will remain the same.
- All vinyl below the cornice at the top of the first floor will be removed, the current framing demolished, new windows and entrance door framed and faced with mahogany.
- Corner boards and siding on the front of the building will be wood.
- Doric columns at each side of the door will be made of mahogany
- The first story cornice at the top of the first floor will be made of mahogany and will extend beyond the building.
- A new cloth awning will be placed below the cornice.
- The door will be replaced with a wood paneled door that has a large glass light on the upper half.
- The door hardware will be metal and with classical detailing.

After discussion with the board, however, the applicant agreed to remove the vinyl on the entire façade, including the main cornice, and restore the corner boards. The extant windows on the upper floor will remain the same. If as the façade is exposed necessary work beyond the scope of this approval is identified, the applicant will return to the HDRB for further approvals; this includes the discovery of historic features beneath the siding (window trim, decorative details on the cornice, etc). Decisions regarding the handling of the window trim and upper cornice will be made with the board after that area has been exposed.

The applicant will also return with a more detailed proposal related to the exterior seating area, including a new floor material and wooden railing.

K. Foley moved to accept the application as amended and M. Bowman seconded the motion. It was approved unanimously.

***b. Maria Hardman for 26 Parsonage St.***

Present for the applicant were Maria and Michael Hardman. The applicant proposed a second story addition on the rear of the house, a dormer on the front to replace an original dormer removed at some point, and modifications to enlarge the existing dormer on the front. Roof shingles will also be replaced with architectural asphalt shingles and a ridge vent added; on the new addition rolled roofing will be used. The proposed material on the modified areas is Hardie Board. The new windows in the dormers will be a double hung vinyl clad wood window. The Board discussed and agreed that a public hearing must be held on Thursday, March 27, 2014. At 8:00 P.M. The applicants were asked to modify their drawings as noted in the file, and notify neighbors by certified mail.

**4. Correspondence:**

- The Putnam County News & Recorder, LLC Bill in the amount of \$41.48 for legal notices dated 2/28/14.
- Landmark Society – 2014 Preservation Conference April 24-26 2014.
- Planning Board Resolution for Butterfield Redevelopment New York State Environmental Quality Review Act Determination of Significance Negative Declaration.

**5. Board Business:**

Discussed a memo previously received from the Village Attorney regarding differentiating signage between political and a commercial sign. Incomplete sign applications do not have to be heard.

HDRB application review - The Board members decided they need more time to review proposed application changes including proposing fees.

**6. Minutes:**

The minutes of February 12, 2014 were reviewed. K. Foley moved to accept the minutes as presented and M. Bowman seconded the motion. The minutes were approved unanimously.

K. Foley moved to adjourn and M. Bowman seconded the motion. The meeting adjourned at 9:50 P.M.

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Al Zgolinski, Chair for the Historic District Review Board

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Date